



Chester Road, Brownhills



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Offers in excess of £199,950



Key Features

- Popular location
- Semi detached house
- Three bedrooms
- Kitchen and separate utility area
- Downstairs shower room
- Front garden and driveway
- EPC rating TBC
- Freehold





******FABULOUS FOR FIRST TIME BUYERS & INVESTORS****** Located in Brownhills, popular with families and commuters with good local schools, the High Street with its many shops, supermarkets and transport links to the M6 motorway and M6 toll road, Aldridge, Cannock, Lichfield and Walsall. For nature lovers, close by are the Brownhills Commons, the nature reserves of Chasewater and the immense Cannock Chase.

This semi detached family home briefly comprises of: entrance hallway, lounge, kitchen, utility room and downstairs shower room and the n the first floor is 3 bedrooms. The property benefits from off road parking, gas central heating and double glazing.

Council tax band: B

EPC: C

Tenure: Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Frontage

Having lawn area and driveway for two vehicles.

Lounge 4.26m x 4.19m (14'0" x 13'8")

Good size lounge positioned at the front the property, having understairs storage cupboard and giving access in to the kitchen.

Kitchen 2.86m x 3.48m (9'5" x 11'5")

Large kitchen having matching wall and base units.

Utility Room 2.52m x 1.90m (8'4" x 6'2")

Large utility space accessed from the Kitchen.

Shower Room 2.85m x 1.58m (9'5" x 5'2")

Partially tiled room having shower cubicle with mains shower, basin & w.c.

Bedroom One 3.15m x 3.62m (10'4" x 11'11")

Double bedroom at the front of the property having built in wardrobes.

Bedroom Two 4.05m x 2.49m (13'4" x 8'2")

Double bedroom positioned at the rear of the property offering views of the rear garden and fields.

Bedroom Three 2.96m x 2.71m (9'8" x 8'11")

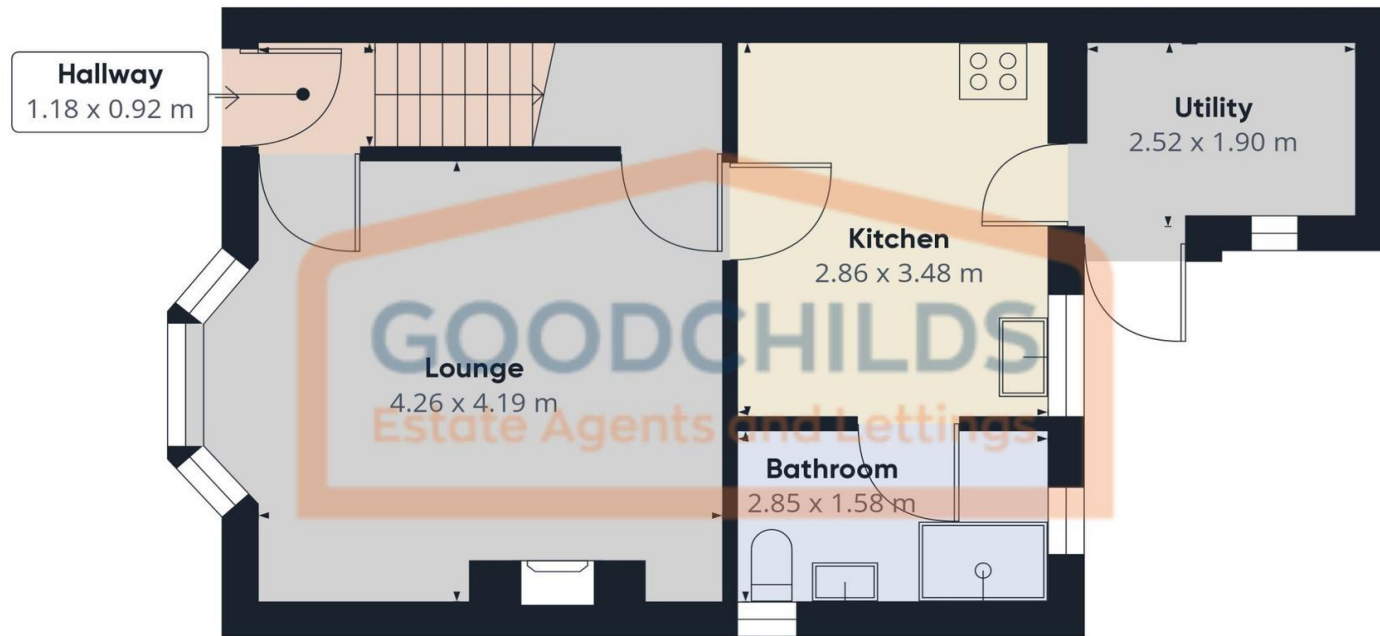
Small double bedroom positioned at the rear of the property offering views of the rear garden and fields.

Rear Garden

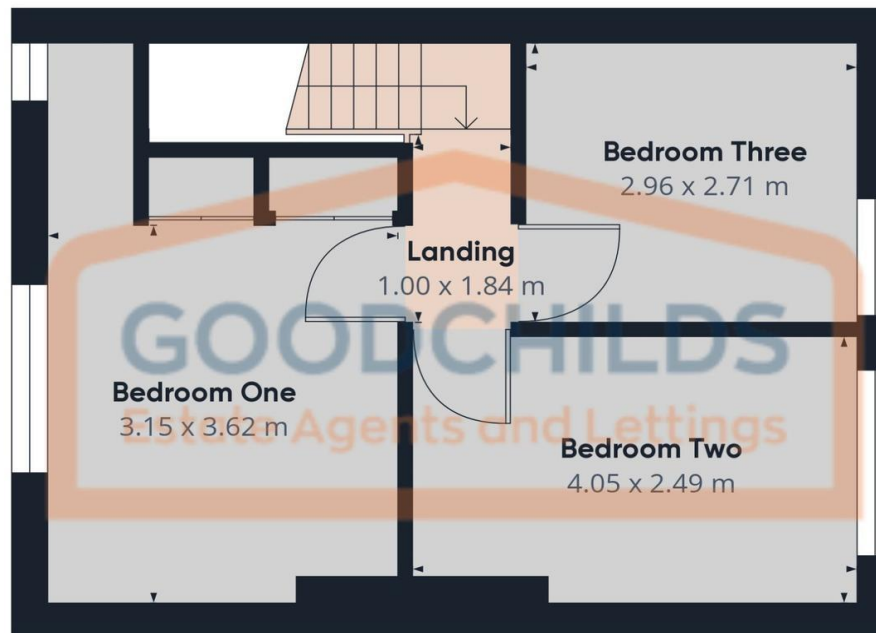
Having patio area and large lawn area with mature hedges.







Ground floor



Floor 1



Approximate total area⁽¹⁾
75.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

